

Woodley Park Community Association
2929 Cathedral Avenue, Northwest
Washington, D.C. 20008

1987 AUG 10 PM 12:08
August 5, 1987
ZONING COMMISSION
DISTRICT OF COLUMBIA

Lindsley Williams, Chairperson
Zoning Commission of the District of Columbia
1350 Pennsylvania Avenue NW
Washington, DC 20004

Re: Reconsideration for
Our Rezoning Request of
July 27, 1987

Dear Chairperson Williams and
Members of the Commission:

At the Commission's meeting of August 3, several questions were raised by Commissioners in the process of considering our July 27 Rezoning Request. Since our representative at this meeting did not have the opportunity to address the Commission, we respectfully submit the following information on four of these questions in order to clarify the record.

Woodley Park In Ward 1

We were quite surprised to hear our rezoning request characterized as a Ward 3 issue. Square 2204, which contains our most urgent zoning issues, is entirely within Ward 1, and most of Woodley Park shares Ward 1 problems associated with density and the impact of commercial development on residential neighborhoods. Our Ward 1 zoning concerns have been acknowledged by Councilmember Frank Smith, who has indicated his support for our position in the attached letter. We have also presented our concerns to the Ward 1 Council, which has likewise indicated its support (attachment). The Woodley Park Community Association (WPCA) is an active participant in Ward 1 community affairs, and is recognized as a Ward 1 organization by the Mayor's Office of Community Services (see attached listing). One of our Board members is currently on leave for the summer from his work on WPCA projects in order to provide financial planning and auditing assistance for one of Ward 1's biggest events, Adams Morgan Day. We are also active participants in the Ward 1 Council and other Ward 1 civic groups.

No Large Tract Review Filing Completed as of August 3

We noted that Mr. Fred Greene informed the Commission of a large tract review submission within Square 2204. Although we are aware that a developer is preparing to formally propose a project in Square 2204 which will greatly exceed all of its existing buildings in height, no application for large tract review had been completed with the Office of Planning (OP) as of August 3. Neither abutting property owners nor the ANC had been notified of

Charles Warr, President
Howard Friedman, Vice President
Carol Chamberlain, Secretary
Charles Lupton, Treasurer

ZONING COMMISSION
CASE No. 88-26
EXHIBIT No. 36

the commencement of large tract review for any property in this Square as of that date. It is our view that the formal process of large tract review may not begin until all required materials have been submitted, OP certifies that they are complete, and appropriate notice is given. Although we will participate in any such review when it begins, we remain concerned that rights for out-of-scale development and inappropriate use (fast food establishments, office use of C2-B zoned residential townhouses on Woodley Place) will be vested in Square 2204 before the Commission has had the opportunity to review this Square's zoning classification or receive the substance of the Office of Planning's recommendations from the Connecticut Avenue Corridor Study.

"Overlay" Zoning

We were also quite surprised to hear that the Office of Planning intends coming to the Commission with an entirely novel class of "overlay" zoning at this time. OP has not put a concrete proposal for any such zoning tool before the Connecticut Avenue Corridor Study's Steering Committee, has not therefore had the opportunity to build a community consensus for it, and has set no date for releasing details. Indeed, we are not aware that such a concept has been briefed before the Commission itself. Since there is no information on this idea, and therefore literally nothing for any of us to consider, we urge the Commission not to delay setting down a date for consideration of rezoning for Square 2204 on this account. We are willing to participate in any process OP suggests in order to develop new use-sensitive zoning concepts, but work on these new concepts should not be allowed to permit the preemptive vesting of inappropriate development rights when existing zoning tools are available.

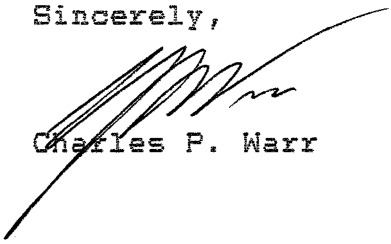
Preemption

If the Commission should decide to set down a hearing date for considering a new type of zoning for our area, we urge that our zoning recommendations also be listed in the Commission's hearing notice as companion or alternative zoning to be considered. This procedure will allow the Commission's vesting rule to operate, and the Commission may then deliberate without risk that its final decision will be preempted.

We appreciate the opportunity to correct the record before you, and ask that this letter and its attachments be added to the file for our rezoning request of July 27. We also ask that the

Commission consider our rezoning request again at its meeting of September 14, 1987, when we understand that OP's recommendations for Connecticut Avenue are scheduled to be presented.

Sincerely,



Charles P. Warr

cc: Honorable Frank Smith
Honorable Betty Ann Kane
Mr. Astor D. Moore, Ward 1 Council
ANC

Attachments (4)

NAME OF ORGANIZATION	JAN.	FEB.	MARCH	TIME	LOCATION OF MEETING	CONTACT
<u>WARD 1 (cont.)</u>						
Pleasant Plains Civic Assn.	Sat 10	Sat 14	Sat 14	1:00 PM	Banneker Recreation Center 2500 Georgia Avenue, N.W.	234-5000
Strivers' Row N'hood. Assn.	Thur 8	Thur 12	Thur 12	7:30 PM	Stetson's Rest., 1610 U St., NW	737-7266
Tubman Neighborhood Assn.	Mon 26	Mon 23	Mon 23	6:30 PM	Tubman Elem. School, 13 St., NW	332-4834
Ward One Council	Tues 13	Tues 10	Tues 10	7:00 PM	Washington Urban League 3501 14th Street, N.W.	234-2651 Call eve.
Woodley Park Community Assn.	Tues 6	Tues 3	Tues 3	7:30 PM	Location varies, please call:	462-0322
14th & U Streets Coalition	Thur 8	Thur 12	Thur 12	7:00 PM	1419 V Street, N.W.	265-1470
<u>NEIGHBORHOOD BLOCK CLUB</u>						
1900 16th Street Block Council	Wed 14	Wed 11	Wed 11	7:30 PM	Location varies, please call:	232-5443
<u>N'HOOD. TENANT & HOUSING ORG.</u>						
Col. Hts. Vill. Tenants Assn.	Tues 27	Tues 24	Tues 24	7:00 PM	2900 14th St., N.W., Soc. Room	462-6331
<u>WARD 2</u>						
ACE Community Service (S.E.)	Tues 6	Tues 3	Tues 3	10:00 AM	1000 5th Street, S.E.	----
Cap. So. Comm. Improvement Assn.	Tues 27	Tues 24	Tues 24	6:30 PM	222 Virginia Avenue, S.E.	----
Center City Community Corp.	Tues 20	Tues 17	Tues 17	7:30 PM	1126 1st Street, N.E.	789-0445
Central N.W. Citizens Assn.	Tues 20	Tues 17	Tues 17	7:00 PM	Shaw Jr. H.S., 10 & R.I. Ave, NW	265-9874
Citizens Assn. of Georgetown	Mon 12	Mon 9	Mon 9	7:30 PM	Christ Church, 3116 O St., N.W.	333-3435
Comm. Bus. Advancement Corp.	Tues 20	Tues 17	Tues 17	7:30 PM	Children's Museum, 3 & H Sts, NE	546-2226
D.C. Fed. of Citizens Assns.	Thur 8	Thur 12	Thur 12	8:00 PM	District Bldg., Council Chamber	337-1846
D.C. Fed. of Civic Assns.	Fri 23	Fri 27	Fri 27	7:30 PM	District Bldg., Council Chamber	584-5367



COUNCIL OF THE DISTRICT OF COLUMBIA

WASHINGTON, D. C. 20004

724-8179

FRANK SMITH, JR.
Councilmember-Ward 1

COUNCIL CHAIRMAN
PRO TEMPORE

CHAIRMAN
DISTRICT OF COLUMBIA COMMISSION
ON BASEBALL

April 13, 1987

Mr. Fred Greene, Director
Office of Planning
415 12th Street, NW
Suite 300
Washington, DC 20004

Dear Mr. Greene:

I have recently been advised that zoning recommendations derived from the as yet unreleased Connecticut Avenue Corridor Study ("CACS") will soon be presented to the Zoning Commission. The Commission will then be asked to set a hearing covering only the scope of these recommendations, with the primary object of conforming the zoning within a fixed area to the requirements of the Comprehensive Plan.

I fully support Woodley Park in its request to you that the proposals presented to the Zoning Commission include and recommend the zoning changes for Square 2204 which are described in Proposals 3 and 4 (enclosed). As you are aware, Square 2204 is in Ward One.

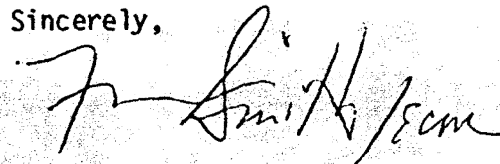
The commercial zoning in Square 2204 does not conform with the Comprehensive Plan's "Low Density Commercial" designation, and the open space buffers which separate commercial and residential areas in other parts of the Connecticut Avenue corridor are absent in Woodley Park. Further, the two residences at 2610 and 2612 Woodley Place (Square 2204) have erroneous commercial designations in a residential block.

The two proposals enclosed were among those presented to your office some months ago at the beginning of the CACS, and were previously submitted for inclusion in the appropriate ward plan.

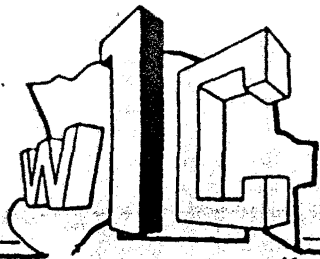
Again, I fully support the enclosed proposals. They are clearly consistent with the Comprehensive Plan and have the support of both the Woodley Park Community Association and Advisory Neighborhood Commission 3C.

I would appreciate being kept apprised of the action of your office with regard to this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Frank Smith, Jr.", written in dark ink.

Frank Smith, Jr.
Councilmember for Ward One



Ward One Council

COORDINATOR
Astor D. Moore
CO-COORDINATOR
Virginia Johnson
RECORDING SECRETARY
Warren R. Ashe
MEMBERSHIP/CORRESPONDING SECRETARY
Dolores Tucker
TREASURER
Bill Rice

c/o 1524 Ogden Street, N.W.
Washington, D.C. 20010

Steering Committee

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Jill Fitzgerald
David Hartley
Willis Hemby
Laura A. Hines
Shirley Jones
Manuel Lopez
Dusty McClintick
Andrea P. Marshall
Leslie Nelson
Chiquita Phillips
Nancy Shernick
Ayra Ann Singer
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Bernice Fonteneau
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Nancy Herring
Harriet B. Hubbard
Rhoda Hudson
Larion Jackson
Josie Jackson
Len Jacques
Warren R. Jones
Isaiah Jordan Sr.
Richard M. Landis
Linda Low
Gary Martin
Mr. & Mrs. Richard Martin
Lowland J. Martin
Stanley J. Mayes
Dwight McClintick
Lona Evans-McNeill
Frank Miele
Frances Mills
Constance Moffin
Charlotte Moses
Dodie Moses
Marie Nahikian
Lina S. Nevedon
Joe Panzer
William H. Phillips, Jr.
Dr. Tommie Ruth Pierre
Christine R. Riddiough
Arlou Righini
Ell Sayenga
Peter M. Schott
Barbara L. Scott
Harold Smith
Burlew Tibbs
Don Truitt
Dorothy Wade
Andrew Wechsler
Kenneth J. Welch
Franklin A. White, Jr.
Norman Wood, Jr.
Jessie York

May 7, 1987

Mr. Fred Green, Director
Office of Planning
Presidential Building Suite 300
415--12th Street, Northwest
Washington, District of Columbia 20004

Dear Mr. Green,

The Ward One Council is a civic citizens organization whose members are representative of every section of Ward One. The basic objectives and purposes of the Council are to present the concerns of the diverse communities of Ward One to our elected and appointed officials, so that working hand in hand, we can make Ward One better.

The Ward One Council also wishes to keep itself informed and educated with regards to civic and government activities and select issues that have an immediate effect and impact not only upon the residents of Ward One but also on the City as a whole.

The Ward One Council has recently been advised that zoning recommendations derived from as yet unreleased Connecticut Avenue Corridor Study (CACS) will soon be presented to the Zoning Commission. The Commission will then be asked to set a hearing limited by the scope of these recommendations, with the primary object of conforming the zoning within a fixed area to the requirements of the Comprehensive Plan.

The Ward One Council fully supports the Woodley Park Community Association in its request to you that the proposals presented to the Zoning Commission by your Office include and recommend the zoning changes for Square 2240 which are described in Proposals 3 and 4 (enclosed). As you are aware, Square 2240 is the portion of Woodley Park within Ward One. These two (2) proposals were among those submitted to your Office some months ago at the

beginning of the CACS, and were previously submitted for inclusion in the appropriate Ward Plan--a plan which we hope will come to the Council for enactment.

The commercial zoning in Square 2204 does not conform with the Comprehensive Plan's "Low Density Commercial" designation, and the open space buffers which separate commercial and residential areas in other parts of the Connecticut Avenue Corridor are absent in Woodley Park. Further, the two(2) residences at 2610 and 2612 Woodley Place (Square 2204) have erroneous commercial designations in a residential block.

We would also like to urge you to give further consideration to those proposals that have been put forward by the Sheridan/Kalorama Committee.

We want to remind you as well, that a considerable portion of Ward One is zoned for apartment houses, but is in fact largely row houses. The Ward One Plan recommendations are to re-zone these areas to protect their row house character. We would appreciate it if you would give your immediate attention to this problem.

Again, with many thanks and looking forward to hearing from you in the future, I remain,

Yours sincerely



Astor D. Moore,
Coordinator,
Ward One Council

cc: Frank Smith, Councilmember, Ward 1
Charles Warr, Woodley Park Citizens
Association
Sheridan/Kalorama Committee



COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

June 1, 1987

Mr. Fred L. Greene, Director
Office of Planning
415 12th Street, N.W., Suite 300
Washington, D.C. 20004

Dear Mr. Greene:

I request that you include Squares 2106 and 2204 in your proposal for potential rezonings along Connecticut Avenue. I concur with the Woodley Park Community Association that these two commercial strips (Square 2106 on the west side of Connecticut Avenue from Cathedral Avenue to Devonshire Place and Square 2204 on the east side of Connecticut Avenue from Calvert Street to Woodley Road) provide important retail and restaurant services to the surrounding neighborhoods in buildings of appropriate scale. They are shown as low density commercial use on the adopted Generalized Land Use Map. Moreover, the Ward 3 CAC has recommended that Square 2106 be rezoned from C-2-A to C-1 and that Square 2204 be rezoned from C-2-B to C-2-A.

I believe this request for rezoning has merit. If these two strips are not rezoned, I believe that demolition of the existing buildings is likely. Again, I urge you to include these two squares in your recommendations to the Zoning Commission with regard to the scope of its Connecticut Avenue rezoning public hearing.

Sincerely,

A handwritten signature in dark ink, appearing to read "Charles P. Warr".

Charles P. Warr, President
Woodley Park Community Association

BAK:GSC:mv

cc: Charles P. Warr, President
Woodley Park Community Association